

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: Laxmi Properties, LLC
Holiday Inn Express Hotel & Suites

Case #: 43-R-02

Date: April 9, 2002

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building penetrates the imaginary surfaces around Ft. Lauderdale Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

Recommendations:

- 1) The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
828-5123

Project Name: Laxmi Properties, LLC
Holiday Inn Express Hotel
1150 S.R. 84

Case #: 43-R-02

Date: April 9, 2002

Comments:

1. Provide a drainage design and calculations certified by a State of Florida licensed engineer. The design shall be in accordance with the South Florida Water Management District and Broward County Planning & Environmental Protection permitting criteria and standards for pollution and flood control.
2. Sheet SP-1 indicates two curb openings exist along S.R. 84. The engineer is directed to contact FDOT concerning the requirement for their removal and obtain a permit for same prior to requesting a building permit.
3. SP-1 contains a number of fence, wall, and handicapped parking space details in addition to the main site plan. The primary access to this site is shown on a different sheet and it is strongly recommended that this access and match line be shown on SP-1 for clarity and appropriateness for review and construction.
4. SP-1 shall show the existing public drainage discharge piping originating in the neighborhood to the south. This project shall also provide for the enlargement and relocation of this piping as it was authorized under the Hawthorn Suites Project. If owner is utilizing a different engineer they should obtain design details from our office or that of Jorge Camero, P.E., of Camero & Associates, Miami, FL.
5. No engineering plans have been provided with this application to the engineering reviewer. A review of these drawings will be necessary prior to final DRC authorization. The drawings shall contain (at a minimum) the following parts:
 - a. Paving, Grading, & Drainage Plan
 - b. Water & Sewer Plan
 - c. Paving, Grading, and Drainage Details and Specifications
 - d. Water & Sewer Details and Specifications
 - e. Note – City Standard Water and Sewer Detail Sheets are available on line

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

6. The PG&D plan shall contain cross sectional views along each City public street, all ingress and egresses to site, and general topography existing before construction on an approximate 50' rectilinear grid for general site improvements. See comment No. 1 for additional regulatory minimum requirements.
7. Three dead end parking zones are noted to exist on this site. Please refer to Section 47-20 of the City Code of Ordinances. The dead end zone with twenty-six (26) spaces in it is not permitted. The remaining dead end zones with fourteen (14) spaces must have the fourteenth space transverse striped and marked "FOR TURN AROUND ONLY."
8. Owner shall verify if Laxmi Properties LLC will remain the owner permanently for the executed sanitary sewer agreement, or if a modification will now be necessary.
9. A cross access agreement and/or easement shall be provided for access to this property from that to the east where primary access is obtained.
10. A photometric (lighting) design plan shall be prepared for all parking areas.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Holliday Inn

Case #: 43-R-02

Date: 04-09-02

Comments:

- 1) Flow test required
- 2) Fire sprinkler system and stand pipe system required at permit.
- 3) Show fire main, hydrants, DDC and FDC's on civil plan

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Laxmi Properties, LLC
Holiday Inn Express Hotel & Suites

Case #: 43-R-02

Date: April 09, 2002

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Laxmi Properties, LLC/Holiday Inn
Express Hotel & Suites

Case #: 43-R-02

Date: 4/9/02

Comments:

1. Approval from the D.O.T. is required (prior to permit) for planting in the R.O.W.
2. Verify that the setback requirement for the wall along 26th St. is met. As shown, there may not be sufficient space for the Cassias.
3. All peninsula tree islands to have required curbing. (At least 1 is missing the curbing.) Also, provide a typical dimension; the minimum landscape area width of a required peninsula island is 8'.
4. Replacement requirements for removed trees to be determined at permit.
5. The landscape area to the east of the building needs to be a part of this proposal. Change the note on the plan.
6. Other comments may be made at meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Laxmi Properties, LLC

Case #: 43-R-02

Date: April 9, 2002

Comments:

Request: Site Plan Level II for a 100-room hotel (Holiday Inn Express)

1. The proposed plans do not meet the S.R. 84 Zoning in Progress (ZIP) regulations. The plans must be revised prior to further review by staff. A copy of the ZIP for this area can be obtained at the DRC meeting.
2. Note: a previous application to relocate the drainage easement and the associated infrastructure is still pending (DRC Case No. 7-M-99). Any outstanding issues regarding this easement will have to be resolved with the engineering division prior to obtaining a building permit.
3. Provide dimensions for the fence/wall around the pool. Label the location of the proposed fence and/or wall.
4. Provide a legend for the letters that label the cross-sections. It is not clear what the cross-sections are depicting.
5. The site plan should include the entire site for clarity.
6. Provide a copy of the most current recorded plat and amendments, for the proposed site.
7. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans.
8. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson
Office- 954-828-6422
Pager -954-877-7875

Project Name: Laxmi Properties, LLC/
Holiday Inn Express Hotel & Suites

Case #: 43-R-02

Date: April 9, 2002

Comments:

Recommend C.C.T.V. in the lobby to monitor all activity.

Pool area should be monitored by C.C.T.V.

Accessibility to guest rooms should be by electronic cards.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Laxmi Properties, LLC/ Holiday Inn
Express Hotel & Suites

Case #: 43-R-02

Date: 4/9/02

Comments:

1. The development site as proposed is not in compliance with the S.R. 84 Zoning In Progress regulations. Revised plans complying with the zip regulations must be submitted for further review.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
3. Provide design details and dimension of monument sign and wall signs in accordance with the requirements of section 47-22 prior to final DRC review.
4. Light fixtures shall comply with the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R.
5. Dead end parking is prohibited in accordance with section 47-20.5.C.4.
6. Fence and wall in nonresidential district shall setback a minimum of three (3) feet from the property line where a nonresidential parcel abuts a street in accordance with section 47-19.5.B.2. Provide setback dimensions.
7. Provide setback dimensions to the entrance canopy, pool, fountain and trellis.
8. Additional comments may be forthcoming at DRC meeting.